

## **North San Jose Vision Workshop**

Saturday, April 21, 2007

The following is a summary of the issues raised by the community members during the Saturday morning session of the Workshop. At the beginning of the meeting community members had an opportunity to state their “top three” concerns related to the NSJ Policy. Following a presentation by the City’s urban design consultant, community members discussed the NSJ Policy in groups and then representatives of each group reported a summary of their group’s discussion to everyone in attendance. The initial comments and group “report outs” are summarized below.

### **Initial “Top Three” Issues/Needs for community related to NSJ Vision**

- **Comprehensive Planning** – The plan should show how all of the pieces connect.
- **Community Participation** – There should be more opportunity for the community to participate in the development and implementation of the NSJ Policy. Projects are going forward before the community has had an opportunity to provide input.
- **Intensification of the Light Rail Corridor** – The NSJ Policy should focus new development along the light rail corridor.
- **A Place to Go (for Residents)** – NSJ needs a focus and/or community center for its residents.
- **Density** – What impact will result from more people living and working in North San Jose? How will this impact be addressed?
- **Infrastructure to Support Density** – City needs to have a plan (or demonstrate that there is a plan) to provide the infrastructure (roadways, public facilities, water supply, etc.) to support the proposed new development.
- **Traffic** – NSJ already has traffic problems. The traffic should not get worse.
- **Services** – Provide schools, (appropriately programmed) parks, facilities for kids, family oriented facilities, and recreational uses (including possible public access to private facilities) to support the new development.
- **School Plan** – A school plan needs to be in place before approval of any more residential projects.
- **Retail** – More retail space is needed within NSJ.
- **Building Heights** – Building heights near existing neighborhoods should be consistent with established development.
- **Parking** – Parking needs to be adequate for new residential uses, parks, etc.

### **Report-Out Comments (sorted by topic)**

#### **Land Use Planning & Community Services**

- NSJ lacks a heart, identity, and elements that tie it together. NSJ needs a civic center with a library, other civic uses, and retail.
- The Policy needs to include a retail strategy; otherwise NSJ residents will be forced to go to Mountain View, Pleasanton, etc. Where will new retail be located?
- Community members would like a farmer’s market, places for artists and other public places to go “hang out”.

- The Policy needs to include a school plan; NSJ needs a school; Where will the schools be located? What is mandated? The City is undercounting the number of kids in NSJ.
- NSJ needs more services; San Jose has an understaffed Fire Department
- Need to plan for parks, schools, emergency and medical services, 3-4 fire stations. (Agnews is an opportunity); Land should be set aside for future needs.
- The Agnews multi-purpose room could be used as a school to avoid the cost of building a new building and to take advantage of its existing park-like setting.
- Agnews is a potential anchor point for a civic center and also the right place for a school or senior center (not inmates).
- Moitozo Park is not a good park; kids currently play on the streets; current parks are inadequate and inconvenient.
- Provide connection between the Coyote and Guadalupe waterways.
- Provide small parks along Coyote Creek w/o harming the ecology.
- The River Oaks neighborhood is low density. Higher density should be concentrated on North First Street.
- The community fears the proposed density (and its impacts). Increased density will result in a competition for resources. The City needs to provide more resources (services) to maintain a balance
- The community would like to see more ownership housing and understands that higher density can help with affordability and contribute toward more ownership.
- New housing should include a balance of rental and ownership development. Property owners have more stake in the community.
- Townhouses are appropriate/compatible with existing development. NSJ also needs single-family homes with yards (like the Cambrian area); Where will these be located?

### **Design Guidelines**

- The minimum density for new residential areas (55 Dwelling Units per Acre) seems inherently in conflict with the proposed design standard of a one-to-one setback of building height to distance from property lines. The community is concerned that the City will not adhere to the setback requirements for new projects.
- New development should add more green areas to NSJ.
- The visibility of parking lots or structures should be minimized.
- The Guidelines should address specific existing neighborhoods and how to protect their quality of life.
- New development should have a variety of building heights. The NSJ Policy should identify areas where height is permissible and areas where height should be limited (e.g. 2-story development adjacent to existing townhouses).
- A pedestrian friendly environment is important for families.
- Parks need to be designed to be accessible, and feel friendly and inviting (not like the Moitozo park).
- New development should not be like McCarthy Ranch. New development should demonstrate a cohesive plan, have adequate roadways and other circulation, provide for pedestrians, have open spaces, etc.

### **Transportation**

- Transit doesn't go where we need it to go. Transit doesn't provide a good connection to Sunnyvale or Milpitas. The Montague Expressway corridor doesn't have transit. The light rail is too slow and driving is more convenient.
- Traffic will be a problem. The Policy is based on an incorrect assumption that people living in NSJ will work in NSJ. The Policy doesn't account for a 49ers stadium in Santa Clara.
- The North 1<sup>st</sup> Street / Montague intersection is very congested; there should be a fly-over.

### **Implementation**

- Why can't San Jose negotiate with developers for school sites, park sites, etc., as was done by Santa Clara at Rivermark?
- Since North 1<sup>st</sup> Street is already developed with industrial uses, how will the plan be implemented?
- How will the transition occur from today's development pattern to the Vision? The connection is unclear.
- What are the timelines for construction? How will construction impacts be addressed?